
HISTORIC PRESERVATION COMMITTEE MEETING MINUTES May 4, 2015

City Hall Council Chambers * 290 North 100 West Logan, UT 84321 * www.loganutah.org

The meeting of the Logan City Historic Preservation Committee convened in regular session on Tuesday, May 4, 2015. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Thomas Graham, Viola Goodwin, Amy Hochberg, David Lewis, Keith Mott, Christian Wilson, Gene Needham (Municipal Council liaison)

Committee Members Absent: Gary L. Olsen

Staff Members Present: Mike DeSimone, Russ Holley, Amber Reeder, Debbie Zilles

Minutes as written and recorded from the February 17, 2015 meeting were reviewed. Ms. Goodwin moved that the minutes be approved as submitted. Mr. Mott seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

HPC 15-002 22 East Center Renovation [Certificate of Appropriateness] Andrea McCulloch/Temple Fork Holdings, authorized agent/owner request renovation of an existing historic commercial property for adaptive reuse as a live/work residential unit on .06 acres at 22 E. Center Street in the Town Center-Historic District (TC-HD) zone; TIN 06-029-0011.

STAFF: Mr. Holley reviewed the request for a 2-story masonry building, approximately 23' wide and 92' long with a narrow 11' alleyway located directly to the east. On the west side of the property is the Center Street Grill and parking lot which exposes the majority of the west façade. The use of the building will be "live-work" with a residential second story.

The form and size of the existing front façade will remain as is. New metal framed windows and a front door in the same size and shape, finished in dark bronze, will replace the existing windows and door. The area around the windows, which currently consists of painted panels, will be replaced with a dark bronze solid metal grill material with an overlapping lattice material on top. A third floor penthouse, elevator shaft and rooftop patio will be new additions. The rooftop building materials will be dark wood horizontal siding and dark metal trim similar to the dark bronze accents proposed on the lower floors with a new low pitch side-sloping roofline. A mural is proposed for the exposed west wall but falls under the purview of the Planning Commission.

Based on historic photos and city and county records it is difficult to determine when this building was built and what style the original front façade was. Since little evidence is available and the applicant is proposing to repair the existing mid-century front façade, in addition to the fact that the existing mid-century front façade is now considered historic and has been the defining character of the building longer than the original facade, it is arguably the style worth preserving in this case. If better historic data existed and the district had a more uniform style, preservation efforts would typically be centered on preserving the original structure rather than a subsequent remodel.

Photographs (circa 1919) show a building with a similar shape and position having a front façade consisting of brick and large cornerstones. An exterior stair was also visible in the photograph. Although no building permit was located, the front façade was remodeled with a pre-cast concrete terrazzo-style material and the exterior stair moved inside. It has remained like this virtually unaltered for many years. The building seems to have always been commercial in nature, with no evidence suggesting otherwise.

The proposed window and door improvements retain the style and character of the existing mid-century façade and will improve historic integrity as more and more mid-century buildings are categorized as historic. The proposal to paint the pre-cast terrazzo-style concrete façade material is not consistent with HDDS, which discourages painting exterior materials not originally meant to be painted (brick, stone, tile etc). The low pitch side-sloping roof on the proposed rooftop patio does not match the front façade style as low-pitching rooftops are typically associated with mid-century residential structures rather than commercial structures. With the flat pitched existing roofline of the second floor, roofline compatibility is a concern, although with a third-floor step-back, prominence and visibility will be fairly neutralized.

PROPONENT: Andrea McCulloch explained that this site was once used as a gathering space and this proposed use will be akin to that. It is a vibrant location that draws people in, but has been blighted and unoccupied for years. They have worked very hard to ensure that the rooftop patio (which will be access by an elevator) will have flexibility for capacity and good egress.

Mr. Wilson said he agreed with the recommendation to not paint the terrazo stone façade. Ms. McCulloch agreed and said the plan is to treat the surface with an opaque stain which will modify the hue while retaining the aggregate nature between the stones.

PUBLIC: One public comment was received from Allen-Hall Mortuary expressing concern with the proposed mural and parking. The comment was distributed to the Committee prior to the meeting.

Gene Needham complimented the project and thought it fit appropriately for the location and makes good use of the building. His only concern was insulating the building property. He is not in favor of the proposed mural on the west façade.

COMMITTEE: Mr. Holley clarified for Ms. Goodwin that the main floor would be commercial, the second floor residential, with the third floor serving as a quasi-residential/event space (with a separate elevator access). The rooftop garden would be an open space with restrooms and be open and available to residents on non-event days.

Mr. Mott asked about the material between the vertical casings. Mr. Holley explained that it would be a dark panel with a lattice metal overlay (exact pattern to be determined).

Mr. Wilson appreciated the clean and simple design.

Mr. Graham thought it was a great idea and liked the idea of a live-work facility downtown. He agreed with staff about not painting the concrete, but did not have any objections to a transparent stain.

Mr. Wilson said he did have some concern with the mural, although it could be appropriate, it would need to be very well done. There is some great European architecture that contains murals.

Chairman Lewis agreed and pointed out the Big D Construction building mural in Salt Lake as a good example.

Ms. Hochberg has always liked this building and thought the rooftop patio idea was terrific.

Chairman Lewis complimented the applicant on the well-done proposal.

Mr. Wilson said he would like the staining to be brought back before the Committee before final approval. Ms. McCulloch said they would be testing a small area on the roof and ensured the Committee that it will look nice.

Mr. Graham suggested having two committee members review the stain color. Chairman Lewis designated Mr. Wilson and Mr. Graham to review/approve the stain. Ms. McCulloch will contact them with the details.

MOTION: Mr. Graham moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for a building remodel as outlined in HPC 15-002 with a review of the stain by Mr. Wilson and Mr. Graham and the conditions of approval as listed below. Mr. Mott seconded the motion.

CONDITIONS OF APPROVAL

1. Any representations by the proponent at the Historic Preservation Committee hearing that are approved shall be incorporated into the final action as conditions of approval and recorded on the Certificate of Appropriateness.
2. The Historic Preservation Committee approves the proposed building materials and designs for the door and window replacements, the dark bronze material above and below the windows and the roof-top structure and patio.
3. The pre-cast terrazzo style concrete material on the front façade shall NOT be painted.
4. The Committee considers the low-pitch side sloping penthouse rooftop as compatible with the existing structure and visually unobtrusive to the streetscape.
5. Exterior lighting shall comply with the Land Development Code §17.36.210 and be down-lit concealed source type lighting.
6. Any new signage requires a separate sign permit to be issued by the Community Development Department.
7. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
8. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.

FINDINGS FOR APPROVAL

1. The project complies with all requirements imposed by Title 17 of the Logan Municipal Code.
2. The project is consistent with the objectives and purpose of the General Plan and Title 17 of the Logan Municipal Code by helping to maintain the Town Center (TC) zone as the central hub for Logan City and Cache Valley.
3. The building is considered a “B” evaluation in the 2011 Reconnaissance Level Survey and considered eligible and contributory to the historic district.
4. As conditioned, the new construction and materials share the same general features and style of the existing building and will therefore be compatible to the entire district.
5. The project substantially complies with standards outlined in the *Historic District Design Standards* and the *Secretary of the Interior’s Standards for Rehabilitation and Reconstruction*.

[Moved: Thomas Graham Seconded: Keith Mott **Passed: 5-0]**

Yea: T. Graham, V. Goodwin, A. Hochberg, K. Mott, C. Wilson Nay: Abstain:

Meeting adjourned at 12:53 p.m.

Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting of May 4, 2015.

Michael A. DeSimone
Community Development Director

David Lewis
Historic Preservation Committee Chairman

Russ Holley
Senior Planner

Amber Reeder
Planner II

Debbie Zilles
Administrative Assistant